



MIDDLETON - American Glue &
Resin, Inc. - 40 School Street
DEQE Case No. 3-0168

SITE HISTORY OF PREVIOUS OWNERS AND OPERATORS
OF 40 SCHOOL STREET, MIDDLETON, MA

The following is a site history of the premises at 40 School Street, Middleton, MA (the "Premises") up to the time when American Glue & Resin, Inc. commenced its operations on the Premises.

The first known commercial use of the Premises was by Joseph F. and Elizabeth M. LeColst.* On September 6, 1946 the LeColsts acquired from Oscar H. Sheldon 16 acres of land on School Street, (the "School Street Property") which included the land which subsequently became the Premises. Middleton town records indicate that Joseph F. LeColst did business at the School Street Property under the name of Middleton Spring Beverage Co. ("Middleton Spring"), at least as earlier as February 16, 1949. (See attached, Exhibit "B").

Joseph F. and Elizabeth M. LeColst continued as record owners of the School Street Property until December 3, 1953. On that date the School Street Property was subdivided into 5 separate parcels. The record plan for this subdivision which identifies the 5 parcels as Lots "A", "B", "C", "D" and "E" is attached hereto as Exhibit C. What we now refer to as the Premises is Lot B on the plan. On December 3, 1953 the LeColsts conveyed Lots B, C, D and E to Middleton Spring and

*For the schematic chronology of the Premises' Site History, please see the chart attached as Exhibit A.

retained possession of Lot A. Sometime on or before March 20, 1967, Middleton Spring experienced financial difficulties, and, as a result, an Assignment for Benefit of Creditors of the corporation dated March 20, 1967 was recorded. A deed conveying the Premises from the corporation to Philip Strome, Assignee for the Benefit of Creditors of Middleton Spring was recorded at that time.

On April 24, 1967, Philip Strome deeded the Premises to Tom Sawyer Beverage Co., Inc. ("Tom Sawyer"). Records from the Middleton Town Clerk's Office, which are attached hereto as Exhibit D, show that members of the LeColst family have served as the principals to both Middleton Spring and Tom Sawyer.

(Note that Sandra A. Pollack is the daughter of Frank T. and Elizabeth C. LeColst).

It is our understanding that during the entire time in which the LeColsts/Middleton Spring/Tom Sawyer owned the Premises, a business called Middleton Spring Beverage Co. was conducted upon the Premises. Middleton Town records also show that from February, 1968 to November 1970, a business run by LeColst Brothers, Inc., d/b/a Pocohontas Spring Water Co. ("Pocohontas Spring") also conducted business on the Premises. Additionally, during this said time period, the LeColsts/Middleton Spring/Tom Sawyer owned Lots C, D and E to the north and east of the Premises. Middleton Spring and Pocohontas Spring manufactured syrup and soda and other tonic beverages and produced bottled water for sale. Under the floor of the factory now on the Premises, there is a pump and dried up spring which is believed to have been used by Middleton Spring and/or Pocohontas in the production of its/their products: It is our understanding that this spring was sealed off with a concrete slab sometime prior to November, 1970 for reasons unknown. To the best of our knowledge, Pocohontas Spring has relocated its bottled water facility to Lynnfield, MA.

On November 2, 1970, Russell T. Shea and C. Russell Davis acquired the Premises from Tom Sawyer. On November 17, 1970 Tom Sawyer deeded Lots C, D and E to Frank T. and Priscilla F. LeColst. On July 28, 1975 Richard Shea and Russell Davis conveyed their interest in the Premises to the Shea-Davis Realty Trust. The Shea-Davis Realty Trust held the Premises until May 8, 1978, at which time they conveyed it to the American-Middleton Realty Trust until April 25, 1979. During the time period from November, 1970 to April, 1979, a glue factory known as T.H. Glennon a/k/a Glennon-American Co. conducted its business on the Premises. It is our understanding that Glennon-American Co. produced water base adhesives similar to those now produced by American Glue & Resin, Inc.

It should be noted that Lots A, C, D and E are presently owned by the heirs of Priscilla F. LeColst. The heirs are listed in a Petition for Administration of the estate of Mrs. LeColst.

Exhibit A

SITE HISTORY CHART FOR PREMISES OWNERS AND OPERATORS
UPON THE PREMISES AT 40 SCHOOL STREET, MIDDLETON, MA

OWNER OF PREMISES

BUSINESS(ES) CONDUCTED ON PREMISES

Joseph F. and
Elizabeth M. LeColst
(9/46 - 12/53)

Middleton Spring Beverage Co.
(ca. 2/49 - 11/70)

Middleton Spring Beverage Co.
(a Mass. Corp?)
(ca. 12/53 - 3/67)

Middleton Spring Beverage Co.
(ca. 2/49 - 11/70)

Tom Sawyer Beverage Co., Inc.
(a Mass. Corp?)
(ca. 3/67 - 11/70)

Middleton Spring Beverage Co.
(ca. 2/49 - 11/70)

LeColst Bros., Inc. d/b/a
Pocahontas Spring Water Co.
(ca. 2/68 - 11/70)

Richard T. Shea and
C. Russell Davis
(11/70 - 6/75)

T.H. Glennon/Glennon-American Co.
(11/70 - 4/79)

Shea-Davis Realty Trust
(6/75 - 5/78)

T.H. Glennon/Glennon-American Co.
(11/70 - 4/79)

American-Middleton Realty Trust
(5/78 - 4/79)

T.H. Glennon/Glennon-American Co.
(11/70 - 4/79)